

LAND USE AND ZONING COMMITTEE

Minutes September 21, 2006

The Land Use and Zoning Committee hereby find and determine that all formal actions were taken in an open meeting and that all deliberations of the Land Use and Zoning Committee, which resulted in formal action, were taken in a meeting open to the general public, in full compliance with applicable legal requirements of Section 121.22 of the Ohio Revised Code.

The meeting was called to order at 7:00 p.m.

The following members were present: Messrs. Haycox, Hazel, Terriaco, and Messes. Ross and Diak. Staff: David Radachy

Concord Township District Change 38.77 Acres from R-1 to R-2 RCD

Staff showed the location of the proposed district change, which was north of Colburn Road, west of Timberlane, east of SR 44 and south of Girdled Road. Orchard Road is adjacent to the site. Staff then showed the committee the current parcel lines, location of the streams and topography of the site.

Staff then showed the yield plan of the proposed site. He stated that there were 44 sublots on the yield plan. He explained that there were some design issues with the yield plan that would affect the layout of the subdivision. These design issues included Orchard Road was not extend to Colburn Road, the right-of-way of Orchard Road was not shown as being a 60-foot right-of-way as required by the subdivision regulations, and there are double frontage lots on the yield plan. Staff also noted that wetlands made up a large portion of sublots 24, 27, 30, 31, 37 and 38. These wetlands could affect the building envelopes.

Staff stated that this yield plan was down from the 57 sublots that were proposed last year. Most of the design issues with the yield plan are minor issues. While they could affect the layout of the subdivision, it would not affect the total number of units. Staff believes that 44 units for this site is a reasonable yield plan. 60% of the sublots are above minimum lot size and seven sublots are two to four times the minimum lot size.

Staff then showed the RCD plan of the proposed site. He stated that there were 48 sublots on the RCD plan with 49% open space. He explained that there were some design issues with the RCD plan. One of the issues was that Orchard Road was being platted at 40 feet instead of the required 60 feet. This would have an effect on the layout of the subdivision. Another major issue was the developer was including the detention ponds as part of the open space. This is not allowed under the Concord Township Zoning Resolution. Staff stated open space percent would be reduced to 43% from 49%. This would not affect their density bonus.

Staff recommended approving the district change. This proposed district change is in compliance with the Comprehensive Plan. This subdivision protects the wetlands and streams and minimizes the impacts on them. The majority of the wetland areas will be preserved and the riparian corridor is separated from the sublots. This corridor will create a semi-nature area with Ellison Creek in the center. The open space will be connected to the open space that is located in Cambden Creek Subdivision to the west.

Mr. Haycox believed that the lots were too small. He believed that they would not be compatible to the larger lots on Orchard Road. He was also concerned that the green space would stay green forever. Mr. Terriaco stated that he liked the RCD design better than the standard subdivision. This would be better for the neighborhood.

Mr. Hazel moved to recommend Concord Township make the district change.
Mr. Terriaco seconded the motion.

Three voted "Aye".
Two voted "Nay".

Motion passed.

The meeting ended at 7:30 P.M.